

**LUMPKIN COUNTY
BOARD OF COMMISSIONERS**
Special Called Meeting
AGENDA

Lumpkin County Courthouse
Conference Room
Dahlonega, Georgia
March 13, 2006
1:30 P.M.

I. CALL TO ORDER

Chairman Gooch

II. APPROVAL OF AGENDA

III. OLD BUSINESS

- Yahoola Creek Reservoir

IV. ANNOUNCEMENTS

Future Board Meetings:

- Board Meeting – City Hall
- Board Work Session – City Hall
- Board Meeting – City Hall

Mar.16, 2006 at 6:00 p.m.
Apr. 6, 2006 at 9:00 a.m.
Apr. 20, 2006 at 9:00 a.m.

Public Hearings:

- Proposed Sign Regulations - Courthouse

Mar. 23, 2006 at 6:00 p.m.

V. ADJOURN

Chairman Gooch

**MINUTES OF THE SPECIAL CALLED MEETING OF THE
LUMPKIN COUNTY BOARD OF COMMISSIONERS**

March 13, 2006

CALL TO ORDER

Chairman Gooch called the special called meeting to order at 1:33 p.m. Commissioners present were Stephen Gooch, John Raber, Deborah Hutcheson, Clarence Stowers and Marvin Martin.

APPROVAL OF AGENDA

Motion

Commissioner Hutcheson made a motion to adopt the agenda with an amendment adding Dawsonville Annexation. This motion was seconded by Commissioner Stowers and approved by all district commissioners. Motion carried.

OLD BUSINESS

Yahoola Creek Reservoir

Many questions were raised among the commissioners as to whether they are ready, or have enough information, to approve the Intergovernmental Agreement with the City of Dahlonega at this meeting. Chairman Gooch questioned whether the County should approve the agreement in principal today since there is still discussion taking place between the City & Georgia Environmental Facilities Authority.

Motion

Deborah Hutcheson made a motion asking for a ninety (90) day extension of the Intergovernmental Agreement with the City of Dahlonega. This motion did not receive a second. Commissioner Hutcheson withdrew her motion to allow further discussion.

County Attorney Horne stated that the County did not have all the needed documentation. The board reviewed the existing plats and the draft Intergovernmental Agreement. Chairman Gooch asked what documents were missing. Mr. Horne responded that there was not a complete survey of the exact area of the reservoir footprint and the actual areas to be conveyed at closing. Chairman Gooch requested that Mr. Horne contact City Attorney Doug Parks and start the research necessary to acquire the needed documents.

The board then discussed whether there should be a joint loan with the City of Dahlonega or two separate Georgia Environmental Facilities Authority (GEFA) Loans for the reservoir debt. Mr. Horne said that GEFA wants to be advised if the City and County agree in principal to the numbers set out in the draft Intergovernmental Agreement.

Motion

Commissioner Raber made a motion to approve in principal the numbers set out in Article 4 of the Intergovernmental Agreement, contingent on a final audit of the costs and expenses by the Lumpkin County Auditor and Article 5 should be changed to read "at" the date of the agreement signing. This motion was seconded by Clarence Stowers and approved by all district commissioners present. Motion carried.

County Manager Stan Kelley wanted clarification regarding the auditors. With the approval of this motion Mr. Kelley is authorized to request the Lumpkin County Auditors to obtain the financial information needed from the City of Dahlonega to perform an audit of Yahoola Creek Reservoir Project.

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Commissioner Hutcheson suggested changing the wording in Section 8 (a) of the draft Intergovernmental Agreement to say that the land could be purchased back at acquisition cost rather than go towards reduction of principal.

Dawsonville Annexation

Deborah Hutcheson gave a report of the meeting last week with City of Dawsonville. The meeting went well with Mayor Joe Lane Cox when they talked about different options regarding water. When they talked about density housing, however, things changed. The developer is asking for 1.5 houses per acre. Planning Department needs to compare this to our Subdivision Regulations regarding density. County Attorney Horne said we should pursue a 50-year Intergovernmental Agreement with Dawsonville so that they could not pursue annexation of any land in Lumpkin County. Mr. Horne stated that should be the first paragraph in the agreement. Mr. Horne suggests that we renew the objection to Annexation periodically to keep this from coming up again. Chairman Gooch pointed out that Dawson County is going to mediation next week concerning annexation. He said that if Dawson County wins that the point is moot for us. The thing we really need to concentrate on right now is the density issue.

Chairman Gooch said that House Bill 510 is scheduled for a vote on Wednesday or Thursday. The County needs to lobby for this.

Chairman Gooch was excused from the meeting at 2:45 p.m. and he asked Vice-Chairman Hutcheson to preside over the remainder of the meeting.

The board discussed the need for more information on the Special Purpose Local Option Sales Tax (SPLOST). The SPLOST retreat that had been scheduled for March 30th has been canceled. The board requested that the County Manager put together some information from the Comprehensive Plan and the Board of Tax Assessors regarding capital projects.

Vice-Chairman Hutcheson asked for a motion to adjourn at 2:55 p.m.

Motion

John Raber made a motion to adjourn and Clarence Stowers seconded. John Raber and Clarence Stowers voted to approve. Commissioner Martin was temporarily out of the room. Motion carried.

3/16/2006

Date

Deborah A. Hutcheson

Stephen W. Gooch, Chairman Vice Chair
Lumpkin County Board of Commissioners

Attest:

Ruth A. Bohac

Ruth A. Bohac

Clerk, Lumpkin County